

PERMIT APPLICATION REQUIREMENTS FOR DETACHED GARAGES AND OTHER RESIDENTIAL ACCESSORY STRUCTURES

This policy will apply to all detached residential accessory structures that are no more than 500 sq. ft. in area. Accessory structures exceeding 500 sq. ft. or structures attached to the main building must meet the same application requirements as the main building regardless of size.

Site Plan, (hand drawn acceptable):

- Owners name and address
- Property address and Roanoke County Tax Map Identification Number
- Property lines and dimensions of the lot
- Existing structures (walls, fences, other accessory buildings, etc.)
- Location and footprint of proposed new accessory building
- Distances from proposed structure to all existing structures and property lines
- Location and type of any easements on the property
- Location of septic tanks and drain fields and wells or;
- Location of water and sewer service lines connected to public utilities

Building Plan:

- Less than 150 sq. ft., no building permit required, site plan only required
- Less than 300 sq. ft., no building plan submittal required
- Over 300 sq. ft., submit plans showing framing details, lumber sizes and spans, roof system and foundation system.
- Pre-fab buildings – supply manufacturers details for foundation and anchoring requirements
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